

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: 7703 Sheridan Road Building Corp.  
DOCKET NO.: 03-22663.001-R-1, 04-20899.001-R-1 and  
05-20514.001-R-1  
PARCEL NO.: 11-29-103-019

The parties of record before the Property Tax Appeal Board (hereinafter PTAB) are 7703 Sheridan Road Building Corp., the appellant, by Attorney Edwin Wittenstein with the law firm of Worssek & Vihon PC in Chicago; and the Cook County Board of Review.

The subject property consists of 8,280 square foot parcel improved with an 85-year old, three-story, masonry, multi-family dwelling with six units. The improvement contains 14,090 square feet of living area as well as 12 baths, a full basement, and a three and one-half car garage.

At hearing, the appellant's attorney argued that there was unequal treatment in the assessment process as the basis of this appeal. Moreover, he moved to consolidate the aforementioned appeal with the PTAB 2004 and 2005 pending appeal years. Without objection from the board of review, the PTAB hereby grants the appellant's request and the three appeal years comprising the same triennial assessment period are consolidated.

In support of the equity argument for all three years at issue, the appellant submitted data, descriptions, and color photographs of the same five suggested comparables located within a one-block radius of the subject. These properties include three-story, masonry, multi-family dwellings with six units. They range: in age from 87 to 90 years; in baths from six to 12; and in size from 8,316 to 12,909 square feet of living area. Amenities include a full basement, while three also contain a multi-car garage. The improvement assessments range from \$4.10 to \$4.92 per square foot.

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Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds no change in the assessment of the property as established by the COOK County Board of Review is warranted. The correct assessed valuation of the property is:

LAND:	\$	15,836
IMPR.:	\$	74,671
TOTAL:	\$	90,507

Subject only to the State multiplier as applicable.

PTAB/KPP

At hearing, the appellant's attorney stated that the subject property is one of the larger properties in the area, which is why locating comparables was difficult. He also argued that all things being equal, a larger building should be assessed at a lower value per square foot. He indicated that the appellant's comparables support that argument with larger buildings containing a lower value per square foot than the buildings with smaller square footage. On the basis of this comparison, the appellant requested an assessment reduction.

The board of review submitted "Board of Review Notes on Appeal" wherein the board's final assessment decision was presented reflecting an improvement assessment of \$74,671 or \$5.30 per square foot. Over the years at issue, the board of review also submitted copies of property characteristic printouts for the subject and a total of six suggested properties located within the subject's neighborhood. The properties contain a three-story, masonry, multi-family dwelling. They range in age from 34 to 89 years; in units from four to seven; and in size from 6,388 to 14,025 square feet of living area. Six properties have a full basement, while four have a garage. The improvement assessments range from \$5.30 to \$7.92 per square foot. In addition, the board submitted copies of its file from the board of review's level appeal. As a result of its analysis, the board requested confirmation of the subject's assessment.

After hearing the testimony and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal.

The Illinois Supreme Court has held that taxpayers who object to an assessment on the basis of lack of uniformity bear the burden of proving the disparity of assessment valuations by clear and convincing evidence. Kankakee County Board of Review v. Property Tax Appeal Board, 131 Ill.2d 1 (1989). The evidence must demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction. The PTAB finds that the appellant has not this burden and that a reduction in the subject's assessment is not warranted.

The PTAB finds that the appellant's comparables #3 and #4 as well as three of the board of review's comparables are most similar to the subject all of which contain 6 units. These five comparables contain similar improvements that range: in age from 81 to 90 years; in size from 10,554 to 14,025 square feet; and improvement assessments from \$4.10 to \$6.42 per square foot of living area. The comparable closest in size to the subject contains 14,025 square feet and an improvement assessment at \$5.30 per square foot of living area. In comparison, the subject contains 14,090 square feet and an assessment at \$5.30 per square foot of living area. The remaining properties were accorded diminished weight

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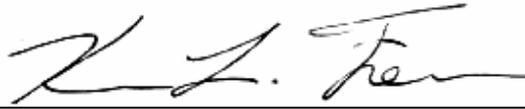
due to a disparity in improvement size, age and/or number of units.

On the basis of the evidence submitted, the PTAB finds that the evidence has not demonstrated that the subject's improvement is assessed in excess of that which equity dictates. Therefore, the PTAB finds that a reduction in the subject's improvement assessment is not warranted.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.



Chairman



Member



Member



Member



Member

DISSENTING: \_\_\_\_\_

C E R T I F I C A T I O N

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: December 7, 2007



Clerk of the Property Tax Appeal Board

**IMPORTANT NOTICE**

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing

complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for the subsequent year directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.